

## SITE ZONING – NCARB 3.1 Program

An existing property has been subdivided to create two new lots for the development of condominiums. You are required to show the buildable areas in plan and in section based on a variety of regulatory requirements and developmental constraints.

1. On the plan, show the portion of the site where surface improvements are allowed. (Use the Secondary Construction Area tool.)
2. On the plan, show the portion of the site where building construction is allowed. (Use the Buildable Area tool.)
3. On the grid, draw the profile of the existing grade at **Section A-A**. (Use the Grade tool.)
4. On the grid, draw the profile of the maximum building envelope for each lot at **Section A-A**. (Use the Building Profile tool.)

Observe all of the following restrictions:

- Surface improvements are prohibited within 5 ft of any property line.
- Construction of buildings is prohibited within the following setbacks. (All setbacks are measured from the property lines of the two new lots.)
- Front yard setbacks shall be considered only from Main Street.

Front yard setbacks from property line along Main Street: 25 ft

Rear yard setbacks: 30 ft

Side yard setbacks: 10 ft

- Construction of buildings and other surface improvements is prohibited within 25 ft of the lake high water line.
- Construction of buildings is prohibited within the existing drainage easement.
- The maximum building height limit within 65 ft of the west property line of Lot A shall be 45 ft above the benchmark elevation.
- The maximum building height limit between 0 ft and 40 ft of the east property line of Lot B shall be 20 ft above the grade at the property line.
- Maximum building height limit shall be 80 ft above the benchmark elevation.
- The maximum building envelope is restricted to an elevation defined by a 30° line rising eastward from a point at an elevation of 20 ft directly above the benchmark.